

City Of Miami Beach HISTORIC PRESERVATION BOARD



REVIEW PROCESS AND APPLICATION INSTRUCTIONS FOR CERTIFICATES OF APPROPRIATENESS

I. INTRODUCTION

A Certificate of Appropriateness is required prior to the issuance of any building permit or demolition permit, or any other physical modification, whether temporary or permanent, not requiring a building permit, affecting any building, structure, improvement, landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593 of the City Code, or located within an historic district. Certificates of Appropriateness include:

- A. Certificate of Appropriateness for Demolition; a Certificate of Appropriateness required for the full or partial demolition of ANY building within a locally designated Historic District or Historic Site.
- B. A Certificate of Appropriateness is required for ANY new construction, demolition, alteration, rehabilitation, renovation, restoration, signage or any other physical modification affecting any building, structure, improvement, landscape feature, public interior, public right-of-way or site within a locally designated Historic District or Historic Site.

II. APPLICATION REQUIREMENTS FOR CERTIFICATES OF APPROPRIATENESS

All required exhibits, application forms, and appropriate fees for Certificates of Appropriateness shall be submitted to the Planning Department, 2nd Floor, City Hall, 1700 Convention Center Drive, Miami Beach, FL 33139. For questions regarding the application process, please contact the Planning Department at (305) 673-7550.

A. PRE-APPLICATION CONFERENCE:

All applicants are required to meet with Planning Department Staff for a pre-application conference prior to the submittal of an application package. The purpose of this conference is to discuss the nature of the application as well as its compatibility with the City Code and Design Guidelines. Applicants are strongly encouraged to meet with staff well in advance of the application deadline so any comments or changes may be incorporated into the final submittal package. Call (305) 673-7550 to schedule an appointment. **An application package will not be accepted unless a pre-application conference with staff has been held.**

B. REQUIRED EXHIBITS:

The following are all of the pertinent materials and exhibits required for submission with a Certificate of Appropriateness application package. The applicant should also review the Certificate of Appropriateness Criteria in Section 118-564 in the City Code to understand and address how the project will be reviewed and the attached application checklist to ensure that all required exhibits are submitted. A completed application package shall include fifteen (15) copies of both the application and all exhibits listed below, unless otherwise noted. As all exhibits may not be appropriate or necessary for all projects, the applicant should discuss which required exhibits may be excluded with staff prior to submission. The Board or the Director of the Planning Department has the authority to request additional exhibits including, but not limited to, models and renderings, if merited by the circumstances of an individual project.

PLEASE NOTE: ALL REQUIRED APPLICATION PACKAGES AND EXHIBITS SHALL BE FOLDED AND SUBMITTED IN INDIVIDUAL COLLATED SETS; ONE (1) SET OF ALL SURVEYS AND PLANS MUST BE FULL SIZE AND BEAR THE SIGNATURE AND SEAL OF A PROFESSIONAL ARCHITECT, ENGINEER OR LANDSCAPE ARCHITECT, LICENSED TO PRACTICE IN THE STATE OF FLORIDA, AS APPLICABLE. THE REMAINING SETS MAY CONSIST OF 11" x 17" PHOTO REDUCED COPIES OF THE ORIGINAL SIGNED AND SEALED SETS.

Fifteen (15) copies of the following exhibits are required, unless specifically exempted by staff prior to submission; all documents shall be drawn to an appropriate scale so as to clearly delineate all dimensions, architectural features and elements subject to review; the typeset for all notes on plans shall be at least ten (10) point and all plans shall include the address of the property, the name, address and license # of the Architect, Landscape Architect and/or Engineer, the date of the drawings and revisions, and a north arrow:

- 1) A completed application form with a written description of the proposed action, a signed and notarized owner's affidavit and the completion of a disclosure of interest form.
- 2) A survey (no older than six (6) months) of the entire project site. One (1) copy of the survey shall be signed and sealed by a Professional Engineer or Professional Land Surveyor. The survey must be verified by the City of Miami Beach Public Works Department to ensure there are no easements on the property(ies) which are proposed to be built on.
- 3) A site plan indicating the location of buildings (existing and proposed), streets and waterways, sidewalks, signs, parking spaces, fences, major site features (existing and proposed), curb cuts and any lines of jurisdiction such as the Bulkhead Line, Erosion Control Line, easements and Coastal Construction Control Line.

- 4) A locational site plan of neighboring buildings and properties which, at a minimum, clearly delineates all property lines, building footprints and curb cuts (See exhibit "A", attached).
- 5) Detailed plans and elevations of the existing and/or proposed building(s) indicating all dimensions, surface materials, design features and elements, texture, color, as well as all attachments such as signs, lighting fixtures, balconies, awnings and appurtenances which are attached to the walls or roof. Elevations shall indicate window design and all architectural elements. If necessary, 3-Dimensional drawings must be submitted in order to express these features.
- 6) Floor plans for all new and existing floors of a proposed building; typical floor plans may be submitted for multi-story projects that have identical floor plans.
- 7) A contextual sketch or detailed computer photo-image of the project showing street elevations of the proposed project and schematic elevations of the buildings on either side (at a minimum) indicating overall height, window/door placement as well as significant architectural features of said buildings (see exhibit "B", attached).
- 8) Axonometric, 3-dimensional or perspective drawings or sketches, which clearly delineate the elevation details of the project.
- 9) Colored elevations or perspective drawings (minimum 8 ½" x 11", 8 ½" x 14" and 11" x 17" are acceptable), displaying the exterior surface and color scheme. Color laser copies or colored drawings are acceptable; actual paint color samples shall be provided separately.
- 10) A schematic landscape plan, which meets the minimum requirements of the Miami-Dade County Landscape Ordinance, and indicating the location, spacing, size, quantity, overall height and type of all existing and proposed plant materials. Such landscape plan shall also clearly delineate all walkways, walls, decks, fences, patios and site features, as well as the elevations of these items. A lighting plan indicating all exterior lighting on the structure and throughout the site, inclusive of manufacturer's cut sheets or design details of all light fixtures shall be included in the submitted landscape plan. All landscape plans should be prepared by, and bear the signature and seal of, a Professional Landscape Architect, licensed to practice in the State of Florida.
- 11) Tabulation of all pertinent zoning data including the following:
 - a. Total number of dwelling units (per floor), and/or the total amount of

office, retail/commercial areas, as well as minimum and average unit size calculations.

- b. Total number of parking/loading spaces.
 - c. The front, side and rear setbacks; the setbacks shall be clearly delineated on ALL site, landscaping and floor plans.
 - d. Building height, inclusive of the total number of feet to the top of the roof and the highest non-habitable projection, as well as the total number of stories.
 - e. If the project consists of new construction or the addition of floor area, annotated floor plans for each and every level of the subject structure, which clearly delineate all portions of the building included in floor area calculations for FAR purposes, as well as the total amount of floor area counted toward the project FAR per floor, shall be required. If the subject building consists of multiple floors, a separate floor area calculation for each floor shall be required. The delineation method described herein shall consist of color, cross hatching or other form of highlighting which clearly distinguishes the areas included and excluded in the calculation of the project's floor area.
 - f. Open space calculations, if applicable.
- 12) Full color photographs (minimum of 4" x 5" each) of each side of all existing buildings on site as well as the primary elevations of all surrounding properties. Interior photographs which detail all common and public areas shall also be included. One (1) set of original color photographs is required and all photographs shall be labeled, dated and identified as to orientation; color laser copies are acceptable for the fourteen (14) additional sets of required photographs.
- 13) Full demolition plans, if applicable, which clearly delineate all parts of the interior and exterior of the subject structure which are to be removed or demolished. This shall also include those portions to be removed or demolished for structural reasons, even if they are to be reconstructed to the original design, prior to demolition. For projects contemplating significant demolition, a structural analysis, drawn plan and written procedure for the proposed demolition shall be prepared and submitted by a Professional Structural Engineer, registered in the State of Florida. Such plan shall fully ensure the protection of the public safety, as well as the protection of the existing structure on the subject site and all existing structures adjacent to the subject site during the course of demolition.

- 14) Existing condition drawings, to scale, of all exterior elevations and primary public interior spaces; this shall include existing floor plans for each level, existing elevation drawings and a general site plan indicating existing conditions.
- 15) An historic resources report containing a full catalog of the existing condition of the building, as well as a photographic and written description of the history and evolution of the original building on site. This report shall include, but not be limited to, all available historic data including microfilm and photographs, as well as a fully detailed permit history for the structure on site.
- 16) For those applications that require a Certificate of Appropriateness for Demolition, a financial feasibility study of the new project and of renovating and operating the existing structure may be required. Such feasibility study shall address the possibility of substantially renovating or operating the existing structure. Consideration of parking needs and demands shall be addressed within the feasibility study, as well as alternative methods of providing parking. The study will also determine whether the retention of the Building would deny the owner all economically viable uses of the property.
- 17) A copy of the Building Card, Land Management System computer print out of permit activity and all microfilm on record; this material is available from the Building Department. If microfilm for the property is not available, a standard memorandum to that effect (available at the Building Department), signed by a member of the Building Department Staff, is required.
- 18) If applicable, detailed drawings of all proposed signs including location, materials, dimensions, methods of illumination and attachment. A notation as to number, location, size and type of all existing signs shall also be included.
- 19) Section 122-4 of the City Code requires that unless exempt under the provisions of section 122-5, no development order shall be granted unless the applicant for development approval is the holder of a **valid preliminary concurrency determination**. For those projects which entail a change of use or consist of a new construction project (inclusive of additions), the Concurrency Management Division must provide a valid preliminary concurrency determination prior to an application being considered by the Historic Preservation Board. No application may go forward for development approval or be considered by the Historic Preservation Board unless the Concurrency Management Division provides a valid preliminary concurrency determination. A traffic impact study, completed by a Professional Traffic Engineer, may also be required, prior to Building Permit review. Please contact the City's Concurrency Manager at 305-673-7514 for additional information.
- 20) In accordance with the Land Development Regulations of the Miami Beach Code,

all property owners within 375 feet of and including the subject property, must be notified of any request for Certificate of Appropriateness Approval from the Historic Preservation Board, or an appeal from administrative decision; therefore, the following is required of the applicant and must be presented with any and all applications:

- a. Two (2) sets of gummed labels, with the names and addresses of all property owners of land located within 375 ft. of the exterior boundary of the subject property, including all property owners within the boundaries of the subject site. These labels are to be used by the applicant for mailing notices. If the subject property constitutes only a portion of a contiguous ownership parcel, the exterior boundary from which the 375 foot radius is to be projected will be the exterior boundary of the entire contiguous ownership parcel.
- b. Two (2) copies of a list with the legal description of land owned by each property owner (lot number, block number and subdivision), as described under 1, above.
- c. Two (2) copies of a map of the subject area showing the 375 ft. radius, with the subject property highlighted.
- d. Original certified letter plus one (1) copy stating that the ownership list, map and mailing labels are a complete and accurate representation of the real property and property owners within 375 ft. of the subject property, inclusive of the subject property. This letter must be dated and give the address of the subject property and its legal description, subdivision and plat book number and page. Also state the source for this information. (If done by a professional data research company, the preceding information should automatically be included. If done by the applicant, this letter should be signed by the applicant and notarized.)

Within approximately one (1) week of the submission of a completed application, staff will provide one (1) copy of the required notice, as well as the required number of envelopes and one (1) set of labels to the applicant who, in turn, will stuff, label and stamp (with correct postage) all envelopes and return them to staff for mailing within one (1) week. Failure to adhere to this procedure shall result in the application not being removed from the agenda.

THE FOLLOWING ARE THE NAMES OF SEVERAL COMPANIES THAT YOU MAY WANT TO USE TO OBTAIN THE REQUIRED MAILING LABELS AND ACCOMPANYING MAPS, LEGAL DESCRIPTIONS AND CERTIFIED LETTER, AS PER THE ABOVE ITEM. **THE CITY OF MIAMI BEACH DOES**

NOT CLAIM RESPONSIBILITY FOR THE ACCURACY OR TIMELY ACQUISITION OF THE INFORMATION PROVIDED BY THESE COMPANIES.

LOPEZ DATA RESEARCH	305-981-9893
FLORIDA REAL ESTATE DECISIONS	305-757-6884
CONSUELO QUINTANA	305-858-2287
WEST POINT APPRAISAL	305-261-3772
CARLOS J. MARADIAGA	305-207-1412

C. REQUIRED FEES:

At the time the application is filed, the appropriate fee must be paid. The fee is necessary to defray the cost of processing and reviewing the application and holding the hearing. The schedule below indicates the required fee based on the nature of the proposed work, as prescribed by the Land Development Regulations of the Miami Beach Code. Checks or money orders shall be made payable to the City of Miami Beach:

- 1) An application requiring a hearing before the Board requires a base fee of \$700.00 plus \$0.0075 per square feet of floor area.
- 2) If the applicant requests a deferral or clarification hearing, a \$400.00 fee shall be assessed; if a deferral or clarification of conditions is requested by the Board, there will be no additional fee.
- 3) An application pertaining to extensions of time shall require a fee of \$400.00
- 4) Major revisions to plans previously approved by the Board shall require a base fee of \$150.00 plus one-half ($\frac{1}{2}$) of the original fee.
- 5) An appeal of a staff decision to the Board shall require a fee of \$250.00.
- 6) An application pertaining to the re-hearing of a project shall require a fee of one-half ($\frac{1}{2}$) of the original fee.
- 7) An appeal of a board decision to the special master requires a fee of the lesser of: (i) \$500.00, or (ii) one-half of the original application fee.
- 8) An application for preliminary evaluation of a project shall require a fee of \$250.00

III. FILING AND AGENDA

All complete applications must be filed at least 35 calendar days before the meeting at which one desires to be heard by the Board; please see an updated schedule of meetings and submittal deadlines. It is the responsibility of the applicant to submit all required exhibits and supplementary data at the time of the filing of the application to the satisfaction of staff, to be present at the appropriate hearing and to answer all questions regarding the application at the hearing. A pre-application conference with staff must also have been held prior to submission.

IF YOUR APPLICATION IS NOT COMPLETE BY THE DEADLINE, IT WILL NOT BE PLACED ON THE APPROPRIATE AGENDA UNTIL SUCH TIME AS IT IS DETERMINED TO BE COMPLETE.

IV. BOARD REQUIREMENTS

The applicant will be permitted a ten (10) to fifteen (15) minute presentation before the Board, depending upon the size and complexity of the project, followed by a question and answer session. As part of this presentation, the following exhibits shall be required:

- 1) Full color renderings of all elevations of the proposed project.
- 2) A full-sized contextual sketch of the surrounding area, drawn to scale, which clearly delineates the height, scale and window/door placement and alignment of neighboring buildings. A photo montage of adjacent properties, with the subject project superimposed, may be acceptable.
- 3) A material board showing samples of paint colors, roof and building surface materials, awning materials and any other materials as may be deemed appropriate.

Please note that the failure to provide the above noted exhibits at the Board hearing may result in the continuation of the project.

V. REVIEW BY OTHER REGULATORY AGENCIES

The granting of a Certificate of Appropriateness by the Historic Preservation Board does not mean that construction is authorized; zoning and other approvals must also be obtained, under separate processes. Furthermore, in some instances, depending upon the size and extent of the project, permits from the State and County may be required, in addition to those issued by the City's Building Department. It is strongly suggested that the applicant meet with the following City, State and County agencies, as applicable, prior to the submission of an application:

- 1) Fire Prevention and Accessibility Sections of the Miami Beach Building

Department.

- 2) Miami Beach Public Works Department.
- 3) Florida Department of Transportation (FDOT) - All properties that abut a State Highway or Road and are proposing development or intensification of use are subject to the FDOT Access Management Rule (Chapters 14-96 and 14-97 of the Florida Administrative Code).
- 4) Florida Department of Environmental Protection (DEP) - A Coastal Construction Permit from the Division of Beaches and Shores is required for all development and redevelopment projects that abut to or are adjacent to the Atlantic Ocean.
- 5) Miami-Dade County Department of Environmental Resource Management (DERM) - All development requiring asbestos removal, native landscape removal, or new or expanded sewer capacity is required to obtain a DERM permit.
- 6) Miami-Dade County Shoreline Review Board Approval - All development projects that front any portion of Biscayne Bay must receive approval from the Miami-Dade County Shoreline Review Board.

VII. PERMIT PROCESSING

Following approval by the Board, the applicant shall submit three (3) sets of plans (two for building permit and one for the board file) which address all conditions imposed by the Board, if any. Any changes to such plans, which were not noted on those plans approved by the Board, must be clearly highlighted and documented as such on the revised plans submitted for permit. Two approved sets of plans will be returned to the applicant for Building Permit purposes.

HISTORIC PRESERVATION BOARD APPLICATION CHECKLIST

The following checklist was developed by Planning Department staff to help ensure the application package submitted is complete. Every applicant is required to review this list **and return it to staff with the final submission package.**

HPB MEETING OF: _____

1. Date Pre-application Conference held: _____
2. 15 copies of Disclosure of Interest Form & Completed Application (Signed & Notarized): _____
3. 15 copies of Survey (less 6 mos): _____
4. 15 copies of Site Plan: _____
5. 15 copies of Locational Site Plan: (see exhibit "A") _____
6. 15 copies of Elevations (all sides): _____
7. 15 copies of Contextual Sketch: (see exhibit "B") _____
8. 15 copies of Color Elevations/Perspective: _____
9. 15 copies of 3-D, Axonometrics or Perspective: _____
10. 15 copies of Landscape Plan: _____
11. 15 copies of Floor Plans: _____
12. 15 copies of Existing Condition Drawings: _____
13. 15 copies of Color Photos of Site/Surrounding Area: _____
14. 15 copies of Tabulation of Zoning Data:
 - a. Annotated floor plans indicating which areas have been included & excluded from the calculation of floor area for FAR purposes: _____
 - b. Building Heights: _____
 - c. Open Space calculations (if necessary): _____
 - d. Setbacks (on ALL plans): _____

- e. Minimum and Average unit size calculations: _____
- 15. 15 copies of Demolition Plans (if necessary): _____
- 16. 15 copies of Historic Resources Report: _____
- 17. 15 copies of Building card, microfilm and LMS printout or letter from building dept. attesting to lack of availability: _____
- 18. 15 copies of Sign drawings (if necessary): _____
- 19. Valid Preliminary Concurrency Determination: _____
- 20. Mailing Labels: _____
- 21. Fees:
 - a. Application (\$700.00 + .0075 of floor area) _____
 - b. Revisions to previously approved plans (\$150.00 plus ½ of the original fee) _____
 - c. Appeal of staff denial (\$250.00) _____

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